THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 09/14/04 13:47 2pgs
Fees:13.00 Taxes:92.50
20040914-0110832

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jackson Alan Fuller, et ux 1636 Union Hill Rd Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 307

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MONROE A. PAUL and wife, PEGGY L. PAUL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JACKSON ALAN FULLER and wife, PATRICIA A. FULLER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Tenth (10th) Civil District of Davidson County, Tennessee, described according to a survey dated November 8, 1988, revised on December 9, 1988, and further revised on December 21, 1988, by Ray G. Cole, Registered Land Surveyor, Number 924, Job No. 88-210, and further identified as Tract 3 on the survey of the Jim Sisco property, said property being more particularly and specifically described as follows, to wit:

TRACT 3: Beginning at an iron pin set in the line of Charles D. Spurlock, the most northwest corner of Tract 2 this survey, and being the most northeast corner of the tract described herein; thence, with the line of said Tract 2, South 38 deg. 02'11" West, 332.07 feet to an iron pin set, corner to said Tract 2 in the line of Tract 1 this survey; thence, with said Tract 1 for the next three calls as follows: North 42 deg. 20'17" West, 100.16 feet to an iron pin set; thence, North 52 deg. 19'33" West, 157.25 feet to an iron pin set; thence, South 10 deg. 04'22" West, 322.02 feet to an iron pin set, corner to said Tract 1; thence, North 60 deg. 05'54" West, 155.56 feet to an existing iron pin; thence, South 89 deg. 39'46" West, 92.46 feet to an iron pin set, said point being the most southeast corner of Tract 4 this survey; thence, with the line of said Tract 4, North 10 deg. 43'30" East, passing an iron pin set in the center of a private road at 312.09 feet and in all a total of 519.17 feet to an iron pin set, the most northeast corner of said Tract 4 and being in the southerly line of Charles D. Spurlock; thence, with the line of said Spurlock for the next four calls as follows: South 89 deg. 12'59" East, 54.63 feet to an iron pin set; thence, South 82 deg. 26'59" East, 232.00 feet to an iron pin set; thence, South 67 deg. 49'59" East, 184.30 feet to an iron pin set; thence, South 58 deg. 43'59" East, 150.06 feet to the beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Monroe A. Paul and wife, Peggy L. Paul, by deed from Ernest W. Bell and wife, Sara F. Bell, of record in Book 8197, page 702, and re-recorded in Book 8212, page 860, Register's Office for Sumner County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 5920 Lickton Pike (formerly known as 5924 Lickton Pike), Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Sanitary Sewers and/or Storm Drainage Easement of record in Book 4931, page 179, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

MONROE A. PAUL

PEGGY L. PAUL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONROE A. PAUL and wife, PEGGY L. PAUL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 10th day of September, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me, this the 10th day of September, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005